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participation, there is strong social pressure as well as fear that the saint may be offended by failure to work for his upkeep. Still, in recent years there has been increasing difficulty in obtaining barrio cooperation. Now three of the seven barrios rent out the land and use the rental for the expenses of the chapel.

The barrio *cuatequitl* cleans the churchyard and repairs the chapel. Barrio differences in this connection are interesting. Although the smaller barrios of San Pedro, San Sebastián, and Los Reyes are the most reliable workers on the village *cuatequitl*, they appear to be the most neglectful in the upkeep of their respective chapels, indicating perhaps that Catholicism has less of a hold in these barrios. Indeed, it was in the barrio of San Sebastián that a Protestant sect won over about fifteen families. The barrio of Santa Cruz, also very poor, is known for its superior care and great devotion to its chapel. The larger barrios, too, keep their chapels in repair.

The third occasion for the *cuatequitl* is that of a group of neighbors within the barrio who may agree among themselves to repair the street or to build a water tank or some other local improvement. This *cuatequitl* generally involves fewer people and still occurs quite frequently. During our visit to the village four new water founts were built in this way. The *cuatequitl* of the barrio and of neighbors would seem to be a natural mechanism for a great deal of cooperative endeavor on a purely voluntary basis. But the poor quality of human relations in the village, and the fear to take the initiative in any venture, keep cooperative undertakings at a minimum. Yet the fact that there exists a tradition of cooperative forms of labor has occasionally led to truly heroic and dramatic undertakings. The most recent example of this was the construction of the road to Cuernavaca.

One of the features that characterize all occasions of collective labor is the free use of drink. It would seem that Tepoztecans need the stimulus of drink to enable them to work together successfully. The implications of this for the analysis of the Tepoztecan character will be discussed later.

WAGE LABOR

Although wage labor is an old practice in Tepoztlán, labor is not viewed impersonally as a commodity that can be bought and sold on the market. The relationship between employer and employee is a very personal one; and as a rule, a man will not work for someone he does not like. Tepoztecans are almost as particular about choosing the men they work with as they are in choosing drinking companions. This attitude of independence has become much more marked since the Revolution, for Tepoztecans now have alternatives not available then. The democratic ideology of the Mexican Revolution has influenced Tepoztecans, who are jealous of their new freedom. The harsh treatment received by Tepoztecan laborers on the haciendas and sometimes even in the village before the Revolution would be unbearable today.

It is the custom for the employer to seek out laborers, rather than vice versa. In fact, most Tepoztecans consider it humiliating to ask for a job, and ordinarily a man

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land tenure: 6

THREE TYPES of land tenure are found in Tepoztlán: communal land holdings, *ejido* holdings, and private holdings. Communal lands comprise approximately eighty per cent of the land of the municipio and include four of the five land types, *texcal*, monte, *cerros*, and *terrenos cerriles*. These lands have belonged traditionally to the municipio and have been under its control. Any member of the municipio enjoys the right to use these lands, and they are not divided into plots.

Ejido lands constitute somewhat less than five per cent of the land within the municipio and consist primarily of arable land for plow agriculture. *Ejido* lands are communally owned by the municipio but are under the control of locally elected *ejido* authorities, rather than the regular municipal authorities. *Ejido* holdings differ from other communal holdings in that they are divided into small plots and assigned to individuals in accord with the rules of eligibility established by the National Ejido Program. *Ejido* and private holdings are practically identical, except that the former cannot be sold. However, *ejido* plots may remain in the same family for many years and may be passed down from father to sons if the need for the land can be satisfactorily proved. Private holdings consist mostly of the land used for plow agriculture and constitute about sixteen per cent of all the land in the municipio. Private holdings are held in fee simple, and ownership must be proved by legal title.

It is important to remember that in Tepoztlán all three types of landholdings are worked individually rather than collectively. The only exception relates to the working of church lands. Here we find a curious combination of what is technically private ownership with a collective form of labor. Each of the seven barrios "owns" a plot of land which is worked collectively by the members of the barrio for the support of the barrio chapel. The land, however, is registered in the name of a trusted barrio member because of the law against the church ownership of land. This type of collective working of land is an old pattern. Before the Revolution of 1857 each of the twenty saints in the large central church of the village had its plot of land which its particular devotees worked collectively. The similarity between this system and that of the pre-Conquest days is noteworthy, and it is possible that

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terests of a small clique within that village. The schisms created by this cooperative within the village and the municipio will be treated later in this study.

These facts indicate the strong individualism of the villagers, and the interesting way in which new contacts with the outside and production for the market have disrupted the earlier stability of the municipio. As long as production of charcoal was primarily for household use, there seemed to be no conflict between collective ownership and individual exploitation of the resources. As a matter of fact, the communal lands have been one of the few unifying factors in the life of the municipio and have brought the villagers together to defend their lands in the face of threats from the outside. However, with commercial exploitation of the limited communal resources, competition became intense, and the concept of communal land ownership by the municipio was attacked.

PRIVATE HOLDINGS

As we have indicated earlier, private landholdings include most of the lands for plow agriculture; that is, most of the level lands. The only other privately owned lands are the house sites in the village, most of which include some ground for a garden and for some corn plantings. The history of private landholdings is not very clear. Certainly we know that private holdings have existed at least since the time of the Conquest. Whether or not it existed in Tepoztlán before the Conquest cannot be determined, but, judging from the data for other parts of Mexico, it is probable that private holdings coexisted with other holdings. Much of the land that is now privately owned, approximately one hundred hectares of the most productive lands of the municipio, once belonged to the church. This land was divided into private holdings after the Revolution of 1857. Most of the landowners now have some document to prove title; but there are still many individuals who work plots of land which have been passed down from family to family without any written proof of ownership.

The ownership of land is one of the basic aspirations of Tepoztecan peasants, and land-ownership is perhaps their most important single criterion of wealth. The value put on land-ownership is reflected, in part, by the fact that farmers, artisans, and merchants invest in land whenever they have the necessary capital and the opportunity. But there is no concentration of land-ownership in the hands of a few. There are several reasons for this. Few people in Tepoztlán will sell tillable land, and when they do they prefer to sell to close relatives. On the whole there is little land turnover. Tepoztecans with sufficient capital to purchase large quantities of land do not do so, because they seek more profitable kinds of investments, generally in cattle. The high cost of labor and the low and uneven yields in plow agriculture make corn production for commercial purposes unprofitable.

DISTRIBUTION OF PRIVATE HOLDINGS

According to our findings, only 36 per cent or 311 of the 853 families in the village own private land. Thus, in a village where the family ideal is to own a plot

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427 A man who pays his rent despite crop failure earns the reputation of being *muy honrado* (very honorable) and is sought as a renter.

There is no sharecropping as such in Tepoztlán. When rental is in corn, there is a fixed quantity of corn agreed upon in advance, rather than a percentage of the crop. The landowner, therefore, takes little risk.

LAND VALUES

423 435 178 458 469 The price of most agricultural lands, that is, the lands which Tepoztecans classify as second and third class, has increased more slowly than other lands, as can be seen in Table 26. During and immediately after the Revolution of 1910-20, land prices fell sharply. Many sold their land at any price in order to stave off starvation, and land parcels changed hands for a small quantity of corn. Since 1920, land prices have been rising steadily. This rise was accentuated by the new road which, with the influx of tourists who have sought land for summer homes, has made for a phenomenal rise in the price of house sites in the village. Distance from the road and from the central plaza, and proximity to one of the twenty-six water fountains, are the most important factors affecting the price of land.

TABLE 26. Land Prices From 1901 to 1944.

Year	Cost of House Sites (in Pesos)		Cost of Arable Land per Hectare (in Pesos)	
	10 to 500 Meters From Water Fountains	500 or More Meters From Water Fountains	Poorest Land	Best Land
1901–1910	60	40	40	60
1911–1920	30	15	10	20
1921–1926	40	25	25	100
1927–1930	70	50	60	150
1931–1935	100	75	120	200
1936–1940	175	125	200	400
1941	300	250	350	450
1942	500	300	400	500
1943	1,000	400	450	800
1944	2,000	1,000	500	1,000

423 432 178 The change in the Tepoztecan attitudes toward selling land to outsiders is one of the most interesting of all changes in the village. Until about 1942, Tepoztecans were very reluctant to sell their land to outsiders. A leading Mexican banker who wanted to build his home in the village had to negotiate for over a year before he could succeed in buying a modest-sized, idle plot of land whose Tepoztecan owner had been residing in Mexico City for many years. Similarly, one of my assistants had to wait for months before she was able to find a plot of land, and then she could only buy one at a considerable distance from the center.

When I returned to the village three years later, a change had occurred; Tepoz-

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tecans were looking for land buyers. In the summer of 1947, I was approached by three individuals who wanted to sell me a house plot. However, the high price paid by the Mexican banker and a few other early comers gave Tepoztecans an exaggerated notion of the value of their land. House sites which were worth about 100 to 200 pesos in 1927 now would not be sold for less than 10,000 pesos. This has made a few people wealthy, especially those who were fortunate enough to have house sites fronting the new road.

THE LAND PROBLEM

The land problem in Tepoztlán is not a recent phenomenon. It was at least as severe in the twenties, before the *ejido* grants, and it was certainly more acute before the Revolution. Twenty years ago, the 158 families who now have *ejidos* were landless *peones*. Thus, the *ejido* program in Tepoztlán has had at least two beneficial effects. It has reduced the number of landless families, and it has helped some families, who had insufficient land, to increase their holdings. But the *ejido* program has by no means solved the land problem, for 384 families still remain landless and have little prospect of becoming landowners. Although the *ejido* program brought new and more modern agricultural techniques, there is still not a single tractor in Tepoztlán.

It is apparent that our findings on land-ownership in Tepoztlán differ from those in Redfield's earlier study. Redfield did not mention the existence of a land problem or land shortage in Tepoztlán. Although Redfield gives no clear-cut statement on the matter of land-ownership, and treats the entire subject rather incidentally, there is an implication that each family in Tepoztlán owned its own land. Redfield writes, "Most families have at least a small milpa in which the men are active during the seasons of sowing and harvesting."[7] We have shown that in 1944, 64 per cent of the families owned no private land, and there is no reason to believe that the land situation was any better in 1926. Redfield's use of the term "milpa" is perhaps responsible for what appears to be a sharp difference in our findings. He did not distinguish between a privately owned milpa and a milpa of communally owned land. A Tepoztecan speaks of "my milpa" in referring to rented land, communal land, or private land. Unless the investigator probed further, he might well get the impression that all Tepoztecans were landowners.

Redfield conveyed this impression in another connection. In discussing private lands he wrote,

> Characteristically each *sitio* has an appendant milpa which may be located as much as a mile away from the *sitio:* but the two are usually taxed and inherited together. These tracts are not infrequently sold, but most of them have been in the same family for many generations.[8]

This quotation raises a number of questions. First, Tepoztecans distinguish be-

[7] Redfield, *Tepoztlán*, p. 145.
[8] *Ibid*, p. 61.